

Asbestos Report

Management Survey

**Site: Belle Vue North West entrance
Lowestoft
Suffolk**



On Behalf of: Lowestoft Town Council

Commissioned by: Mark Speller

Survey Date: 08/03/2019

Report Issue Date: 21/03/2019

Project Number: P-00116

Surveyor(s): Roger Fleuty

Assistant Surveyor:

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1.0 Executive Summary

An asbestos **Management Survey** was undertaken in accordance with HSG 264 – The Asbestos Surveyors Guide, to locate and assess as far as is reasonably practicable all the Asbestos Containing Materials present in the building to allow Lowestoft Town Council to manage the risk and comply with CAR2012.

This inspection is solely for the purpose, of the Duty Holder, satisfying their legal obligations under the Control of Asbestos Regulations 2012. It is not a structural survey.

This report is expressly for the parties named and may not be relied on by any third parties without our express consent in writing.

Site Location	Belle Vue North West entrance, Lowestoft, Suffolk
Site Description	The site comprises of a single storey brick and rendered structure with clay tiled roof, undercloak.
Survey Instruction	<p>The survey was undertaken to assist with the compliance of the Control of Asbestos Regulations (CAR) 2012. An Asbestos Management Survey was undertaken in accordance with HSG 264 – The Asbestos Surveyors Guide.</p> <p>The survey was carried out by Roger Fleuty of RSF (Support) Services Limited and was commissioned by Lowestoft Town Council to carry the survey, as detailed in the Scope of Works.</p> <p>Sample analysis techniques were UKAS accredited in accordance with HSG 248 – Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.</p>
Scope of Works	<p>Undertaken an external survey of the park entrance structure.</p> <p>All normally accessible areas have been inspected. Only visible surfaces have been assessed and only representative subsurface examinations of wall, floor and ceiling surfaces were undertaken.</p> <p>All areas are listed below and identified on the site drawings in 6.0 Site Plans of this survey report.</p>
General Recommendations	<p>The client should ensure, prior to any demolition, refurbishment or any other works to be undertaken, that any asbestos materials identified are not disturbed and removed. It is recommended that a site-specific method statement be produced, in order to safely facilitate the removal of any asbestos containing materials identified.</p> <p>A duty holder should be appointed to coordinate and oversee the management of asbestos identified at the site.</p> <p>The waste generated from asbestos removal should be disposed of in accordance with the Hazardous Waste (England and Wales) (Amendment) Regulations 2009.</p> <p>The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990</p>
<p><i>This is only a summary only of the asbestos survey findings. It does not provide a definitive analysis for the purposes of costing or construction and is subject to the limitations of this Asbestos Management Survey.</i></p>	

1.1 Summary of Asbestos Containing Materials

Samples analysed and identified as containing asbestos are summarised below:

VERY LOW				
Floor / Level	Location	Item	Sample ID / Product Type	Recommendation
External	001 - External	Canopy ceiling	X001 - Cement Product	Manage In-Situ
External	001 - External	Canopy ceiling	S001 - Cement Product	Manage In-Situ
External	001 - External	Canopy ceiling	S002 - Cement Product	Manage In-Situ

1.2 Presumed Asbestos Containing Materials

Floor / Level	Location	Item	Sample ID / Product Type	Recommendation
No presumed asbestos containing materials were found within the scope of the survey				

1.3 Areas of No Access or Limited Access

Every effort was made to access all areas of the site. Inaccessible areas should be presumed to contain asbestos containing materials (ACM's) until such time as an inspection can be made that proves otherwise, as required by the Control of Asbestos Regulations 2012.

Refer to **11.0 Survey Limitations**.

Floor / Level	Location ID	Item	Reason for No Access / Limited Access
Ground Floor	001 - Internal areas	No access was gained to internal areas, these are all boarded up.	Ground Floor

Note: Asbestos should be presumed to be present within all locations not accessed during the survey until a further assessment can be undertaken.

1.4 Suspect Materials Assessed as No Asbestos Content (Sampled or Visually)

Floor / Level	Location ID	Assessment / Item / Product Type
External	001 - External	Visual / Columns / Timber Visual / Rainware / Plastic / uPVC Visual / Roof / Pitched timber and tile Visual / Soffits / Timber Visual / Walls / Brick

2.0 Introduction

2.1 Survey Instruction

The survey was carried out by Roger Fleuty of RSF (Support) Services Limited and was commissioned by Lowestoft Town Council to carry out the survey, as detailed in the Scope of Works detailed in **1.0 Executive Summary** of Belle Vue North West entrance, Lowestoft, Suffolk on 08/03/2019.

This inspection was undertaken solely for the purpose of the Duty Holder, satisfying their legal obligations under the Control of Asbestos Regulations 2012. It is not a structural survey. This report is expressly for the parties named and may not be relied on by any third parties without our express consent in writing.

Plant and machinery has not been inspected due to operational restrictions.

Lowestoft Town Council must satisfy themselves that none of the plant or machinery contains ACMs by referring to the manufacturer/ supplier.

2.2 Aims & Objectives

1. To identify the presence, location and condition of reasonably accessible asbestos containing materials (ACM's).
2. To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.
3. This survey contains a set of Site Plans, Table of Findings and Material Assessments including photographs showing the location of ACMs found on site.
4. An asbestos report and register based on Management Survey methods should not be regarded as a definitive description of all Asbestos Containing Materials within the building identified in this report.

2.3 Scope of Works

Undertaken an external survey of the park entrance structure.

2.4 Caveats Agreed On Site

No internal areas to be accessed as per clients instructions.

3.0 Register of Items

Belle Vue North West entrance / External												
Location	Sample ID	Item	Material Type	Extent	Asbestos Type	Condition	Surface Treatment	Material Score	Priority Score	Risk Rating	Recommendations	Date Reviewed
001 - External	S002-CMP	Canopy ceiling	Cement Product	8 m ²	Chrysotile	Low Damage	Composite, reinforced or bonded	3	0	3 - Very Low	Manage In-Situ	
001 - External	S001-CMP	Canopy ceiling	Cement Product	8 m ²	Chrysotile	Low Damage	Composite, reinforced or bonded	3	0	3 - Very Low	Manage In-Situ	
001 - External	X001-CMP	Canopy ceiling	Cement Product	3 m ²	Chrysotile	Low Damage	Composite, reinforced or bonded	3	0	3 - Very Low	Manage In-Situ	

4.0 Material Assessments & Photographs

Floor:	External	Sample Ref:	X001-CMP
		Lab Ref:	
Location:	001 - External	Identification:	Cross Reference
Reported:	08/03/2019	Asbestos Type:	Chrysotile
Updated:		Condition:	Low Damage
Quantity:	3 m ²	Product:	Cement Product
Item	Canopy ceiling		
Sample Notes	Cement panels to canopy ceiling.		
Access:	Exposed, but above head height		

Material Assessment (MA) Score		MA Score	Risk Rating
Product Type:	1	3	VERY LOW
Extent of Damage:	1		
Surface Treatment:	0		
Asbestos Type:	1		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	Manage In-Situ
Recommendation Comments:	The cement ceiling panels can be managed in-situ via periodic re-inspection, however any maintenance must be undertaken by suitably training persons, in accordance with HSE Essentials.

Client: Lowestoft Town Council

Site: Belle Vue North West entrance

Floor:	External	Sample Ref:	S001-CMP
		Lab Ref:	SCO/19/4961
Location:	001 - External	Identification:	Sampled
Reported:	08/03/2019	Asbestos Type:	Chrysotile
Updated:		Condition:	Low Damage
Quantity:	8 m ²	Product:	Cement Product
Item	Canopy ceiling		
Sample Notes	Cement panels to canopy ceiling.		
Access:	Exposed, but above head height		

Material Assessment (MA) Score		MA Score	Risk Rating
Product Type:	1	3	VERY LOW
Extent of Damage:	1		
Surface Treatment:	0		
Asbestos Type:	1		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	Manage In-Situ
Recommendation Comments:	The cement ceiling panels can be managed in-situ via periodic re-inspection, however any maintenance must be undertaken by suitably training persons, in accordance with HSE Essentials.

Floor:	External	Sample Ref:	S002-CMP
		Lab Ref:	SCO/19/4961
Location:	001 - External	Identification:	Sampled
Reported:	08/03/2019	Asbestos Type:	Chrysotile
Updated:		Condition:	Low Damage
Quantity:	8 m ²	Product:	Cement Product
Item	Canopy ceiling		
Sample Notes	Cement panels to canopy ceiling.		
Access:	Exposed, but above head height		

Material Assessment (MA) Score		MA Score	Risk Rating
Product Type:	1	3	VERY LOW
Extent of Damage:	1		
Surface Treatment:	0		
Asbestos Type:	1		

Score	Potential to release fibres (Refer to 13.1. Material Assessment Algorithm)
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

Product Photo



Closeup Photo



Recommendation:	Manage In-Situ
Recommendation Comments:	The cement ceiling panels can be managed in-situ via periodic re-inspection, however any maintenance must be undertaken by suitably training persons, in accordance with HSE Essentials.

5.0 Certificate(s) of Analysis

Copies of the certificate(s) of analysis provided by Scopes Asbestos Analysis Limited are attached.



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	RSF SUPPORT SERVICES LIMITED
Address:	64 LONDON ROAD WRENTHAM SUFFLOK NR34 7HH
Attention:	TECHNICAL MANAGER
Site Address:	BELLE VUE NORTH WEST ENTRANCE LOWESTOFT SUFFOLK
Date sample taken:	08/03/19
Date sample received:	11/03/19
Date of Analysis:	11/03/19

Analysis Report No.	SCO/19/4961
Report Date:	11/03/19
Site Ref No.	P-00116
Page No:	1 Of 1
No. of Samples:	2
Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	S001-CMP	EXTERNAL 001 – EXTERNAL – CEMENT PANELS TO CANOPY CEILING	CHRYSTOTILE
2	S002-CMP	EXTERNAL 001 – EXTERNAL – CEMENT PANELS TO CANOPY CEILING	CHRYSTOTILE

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

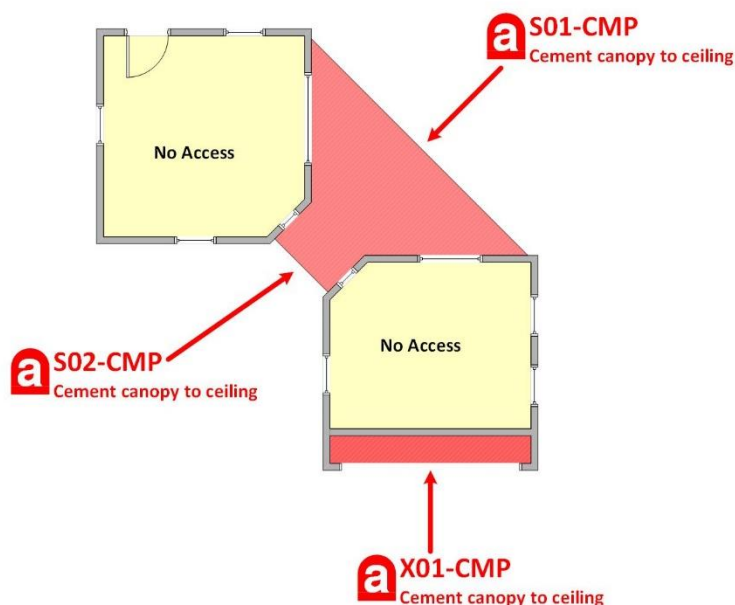
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	C. BOLTON – ADMINISTRATION MANAGER

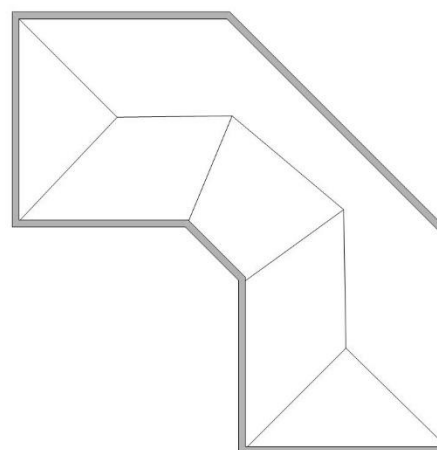
BULK 001-VER 5 12-AUGUST-09-QCM

6.0 Site Plans

Ground / External



External Roof



Client:	Lowestoft Town Council
Site:	Belle Vue Park Entrance
Project:	P-00116
Floor:	00 Ground / 99 External
Surveyor:	R Fleuty
Date:	7 th March 2019
Contains Asbestos	Presumed Asbestos
No Asbestos	Out of Scope
S01 Sample number	X01 Refer to Sample
Limited Access	No Access
Product Type BTP - Bituminous Product CMP - Cement Product FRM - Friction Material GCP - Gaskets (Compressed) GRW - Gaskets (Rope / Woven) INB - Insulating Board INS - Insulation MAS - Mastic & Putty PPR - Paper Product PTS - Painted Surface PVP - Reinforced Plastics SPC - Sprayed Coating TXC - Textured Coating VTP - Vinyl Thermal Plastic WVP - Woven Product	
Plan not to scale; for identification only and to be read in conjunction with survey report	

7.0 Recommendations

7.1 Summary

This Management Survey report, undertaken on behalf of Lowestoft Town Council, details the asbestos containing materials identified, its approximate extent and its priority risk rating, these details, along with our recommendations are contained within:

- 1.1 Summary of Asbestos Containing Materials
- 1.2 Presumed Asbestos Containing Materials
- 4.0 Material Assessments & Photographs

7.2 General

Any maintenance being carried out on any of the buildings containing Asbestos must be planned to use the Asbestos Register. If asbestos removal is required, then a site-specific asbestos removal plan of work, risk assessment and method statement shall be produced to facilitate any asbestos removal works. This is to enable the contractor and/ or employees to work in accordance with the Control of Asbestos Regulations 2012 and the approved Codes of Working Practice.

Any waste generated from asbestos removal will be notified and disposed of in accordance with the Hazardous Waste (England & Wales) Regulations 2005.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of any waste from the site in line with the obligations of the Environmental Protection Act 1990.

Where asbestos insulation materials are removed, the duty holder should ensure that non-asbestos replacement materials are installed to maintain fire proofing.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a management plan is produced, and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

7.3 Further Investigation

To continue to fulfil the duty of care, the Register must be kept up to date and any alteration in the condition or removal of any ACMs monitored, noted and the Register updated. The risk assessment scores are based on the current levels of occupancy and activity. If there is any material change the scores must be reviewed and the risk reassessed.

Prior to demolition or any refurbishment works being carried out, a fully intrusive Asbestos Refurbishment / Demolition Survey must be conducted, under controlled conditions where appropriate.

Prior to the application of an Asbestos Pre-Refurbishment / Demolition Survey, all areas of the site should be approached with caution during any future works, all contractors must have an appropriate written risk assessment and method statement in place such that if suspected asbestos materials are encountered, a sample can be taken to confirm the nature of the material prior to any work in that area.

7.4 Asbestos Management Plan

Following this survey, a Management plan must now be implemented and communicated to employees, contractors and visiting personnel for the risks to health from the ACMs and also establish a safe system for all future works involving the ACMs.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan.

Clearly in managing any asbestos risks, there are many options available and the recommendations made in this report have considered factors known to the Surveyor at the time of survey.

Areas highlighted in **1.3 Areas of No Access or Limited Access** as areas of 'No-access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

The Asbestos Management Plan should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'No-access' as stated in **1.3 Areas of No Access or Limited Access**. (e.g. permit to work system, appropriate risk assessments)

It is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an Asbestos Management Plan for the building(s) and must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: A Comprehensive Guide to Managing Asbestos in Premises, considering factors such as:

Normal Occupant Activity	assessment based upon the interaction of occupants and the area being assessed.
Likelihood of disturbance	assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
Human Exposure Potential	assessment based upon number of occupants, frequency of use and duration of use.
Maintenance Activity	assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.

RSF (Support) Services Limited can assist in the process of risk assessment to further develop the Asbestos Management Plan in accordance with L127 and HSG 227.

8.0 Quality Assurance

This survey was undertaken to assist with compliance with the Control of Asbestos Regulations 2012 and in accordance with HSG 264 – The Asbestos Surveyors Guide.

The survey was carried out by Roger Fleuty of RSF (Support) Services Limited and was commissioned by Lowestoft Town Council to carry out the Management Survey, as detailed in the Scope of Works detailed in **1.0 Executive Summary** of Belle Vue North West entrance, Lowestoft, Suffolk on 08/03/2019.

Surveyor Signature:A handwritten signature in black ink, appearing to read 'R. Fleuty', with a large loop at the start and a horizontal stroke at the end.**Print Name:** Roger Fleuty**Date:** 21/03/2019

9.0 Glossary of Terms

ACM	Asbestos Containing Material
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
CAR 2012	Control of Asbestos Regulations 2012
EA	Environment Agency
HSE	Health and Safety Executive
HSG	Health and Safety Guidance
MMMF	Machine Made Mineral Fibre
NADIS	No Asbestos Detected in Sample
UKAS	United Kingdom Accreditation Service

10.0 Relevant Legislation & Guidance

10.1 Relevant legislation

Regulation 4 of the Control of Asbestos Regulation 2012 applies to those who have responsibilities for the maintenance and repair of non-domestic premises where asbestos-containing materials are or are likely to be present in those premises.

The regulation requires taking reasonable steps to find asbestos containing materials in premises and checking their condition: presuming materials contain asbestos unless there is strong up-to-date evidence that they do not.

The duty holder must ensure that the risk from the asbestos is assessed, that a written plan identifying where that asbestos is located is prepared and that measures to manage the risk from the asbestos that are set out in the plan are implemented. Other parties have a legal duty to co-operate with the duty holder.

Relevant legislation:

- The Health and Safety at Work Act etc. 1974
- The Control of Asbestos Regulation 2012
- Construction (Design and Management) Regulations 2015;
- Control of Substances Hazardous to Health Regulations 2002
- Management of Health and safety at Work Regulations 1999
- Hazardous Waste Regulations 2005;
- Working at Height Regulations 2005
- Confined Spaces Regulations 1997.

10.2 Relevant Guidance

Approved Codes of Practice and Guidance Notes, which are available to buy or free download from hse.gov.uk:

- L 143 Managing and working with asbestos. Control of Asbestos Regulations 2012.
- HSG 248 Asbestos: The analysts' guide for sampling and clearance procedures
- HSG 264 Asbestos the survey guide
- HSG 127 A comprehensive guide to Managing Asbestos in Buildings
- HSG 247 Asbestos: The Licensed Contractors' Guide
- HSG 210 Asbestos Essentials Task Manuals
- HSG 213 Introduction to Asbestos Essentials
- HSG 53 Respiratory Protective Equipment at Work amended 2010

11.0 Survey Limitations

Whilst the surveyors made every effort, RSF (Support) Services Limited cannot guarantee that all asbestos containing materials have been identified, or that survey results are definitive.

Specific areas of the site where suitable access was not available are recorded in Section **1.3 Areas of No Access or Limited Access**.

A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with CAR 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.

This report is not intended as a scope of works for asbestos removal. A detailed technical document could be provided upon request.

The surveyor(s) were briefed on site so that a strategy for the survey and any sampling could be agreed between the parties. During the survey, any suspected Asbestos Containing Materials (ACMs) were sampled taking account of the extent of the ACMs so that a balanced representation of the materials present could be obtained. Where there were areas which could cause doubt, samples were taken anyway.

Management surveys do not, as a matter of course, include the inspection of:

- flues, ducts, voids or any similarly enclosed areas
- the access to which necessitates the use of specialist equipment or tools
- that which would cause damage to decoration, fixtures or the structure.
- areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings.
- No responsibility is accepted for the presence of asbestos in voids, under floors, within walls or above ceilings other than those opened up during the investigation.
- Areas behind or above suspect asbestos containing materials
- Areas where specialist access is required i.e. high-level areas above 3m.
- Within live plant or electrical apparatus

We have not inspected areas of the Belle Vue North West entrance which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of Belle Vue North West entrance is free from asbestos.

All survey work and sampling were conducted using non-destructive techniques. Therefore, there remains the possibility that ACMs remain within manufactured components which can only be identified by destructive techniques including demolition.

12.0 Methodology & Limitations

The Scope of Work for the survey was agreed with Lowestoft Town Council and RSF (Support) Services Limited prior to the survey being undertaken in accordance with HSE publication *HSG 264 Asbestos: The Survey Guide*.

The survey involved a thorough visual examination of all accessible building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs.

Materials suspected of containing asbestos were analysed in line with our appointed UKAS accredited laboratory. Duplicate materials not sampled, have been cross-referenced to similar samples.

Access for the surveyor may be restricted if arrangements cannot be confirmed beforehand for reasons beyond the surveyors control such as height, inconvenience to others, immovable obstacles or confined spaces. Where electrical, gas, water or other equipment is to be examined as part of the survey or impacts on the survey, no access will be attempted until evidence of safe isolation has been provided.

Every effort was made during the survey to identify and establish the presence/absence of asbestos-based material and their location. However, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk to our surveyors or where access could not be gained.

Asbestos should be presumed to be present until a further assessment can be carried out as it is frequently concealed within the structural fabric of a building and its structures to which access was not reasonably practical at the time of the survey. Therefore, these are deemed outside the scope of a management survey. This applies to any suspect material that subsequently becomes exposed as a result of any demolition procedures. Consequently, no such survey should be considered definitive and further investigations are recommended in conjunction with any remedial, major or minor refurbishment or demolition work.

Where a survey is carried out under the guidance of the client or his representative, then the scope of work of the survey will be as per their instructions and guidance at the time and will supersede any previously agreed scope of works.

Any areas or surfaces that would require the removal or relocation of carpets, furniture, fixed blinds/curtains, fixtures or fittings have not been subject to inspection unless specifically instructed and mentioned elsewhere within this report.

A limited inspection only, has been carried out of pipework, concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of residue to pipework, which is not readily visible or would require removal of insulation, was considered outside the scope of this survey.

Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report. Where asbestos removal works have been previously undertaken it is possible that microscopic asbestos debris may remain.

ACM's may be hidden or obscured by other items or covered by one or more finishes (over boarded), which may impair its detection. Asbestos containing materials may be hidden within the structure of the building and may not become visible until the building is dismantled. Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

Analysis under Polarised Light Microscopy of textured coating samples may not always reveal the presence of asbestos due to the variable consistency of asbestos within such coatings; this can lead to a large variance in the probability of identifying asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely by RSF (Support) Services Limited unless specifically requested.

It is understood that RSF (Support) Services Limited undertook the survey on the basis that the land on which the building or structure stands including surrounding land is not contaminated.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Unless specifically identified within the report, no responsibility can be accepted by RSF (Support) Services Limited for non-systematic or random use of asbestos within the property.

Recommendations contained within this report are based upon the Material Assessment only. Should any changes occur to the usage of a location then a revised assessment should be undertaken. It should be noted that the recommendation is based on controlling the material score and that consideration should also be given to controlling the priority score through actions such as restricting access etc.

It is understood and agreed that no survey can guarantee that all asbestos present in a building has been identified. RSF (Support) Services Limited do not accept any liability for financial loss, injury, damage or penalty issues if there is a negligent misstatement in respect of those specific areas identified as having been tested and or investigated.

Where no plans were provided, plans have been drawn up on site by our surveyor(s), who have designated room names and numbers. These drawings may not be accurate and should not be used for scaling purposes.

RSF (Support) Services Limited cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos. Owing to the nature and necessity of sampling for asbestos, some damage is unavoidable, but every effort has been made to limit it to that which was necessary for the taking of the sample.

RSF (Support) Services Limited will not accept any form of liability for claims arising from pollution or contamination of any kind associated from works or operations as detailed in the scope of the survey works.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope of Works for that item.

Lift shafts, plant rooms or similar which require the attendance of a specialist engineer are not inspected for any type of survey, unless there has been a specialist engineer present to ensure compliance with Health and Safety guidelines and ensure the integrity of the equipment.

13.0 Risk Assessment

13.1. Material Assessment Algorithm

The material risk assessment algorithm, shown below, is detailed within HSG 264 and is a requirement for identifying areas of concern in order to develop an Asbestos Management Plan as required by the Control of Asbestos Regulations 2012. This is evaluated using four categories: high, medium, low and very low.

The four main parameters which determine the amount of fibre release from an ACM when subject to a standard disturbance are listed in the table below.

Material Assessment Algorithm

Product type (or debris from product)	Reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, cements, etc)	1
	AIB, millboards, other low density insulating boards, textiles, gaskets, ropes, woven textiles, paper and felt	2
	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage / deterioration (Condition)	Good condition: No visible damage	0
	Low damage: A few scratches or surface marks, broken edge to boards, etc	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	High damage: or delamination of materials, spray and thermal insulation. Visible asbestos debris	3
Surface treatment	Composite materials, reinforced plastics, resins, vinyl tiles	0
	Enclosed sprays and lagging, encapsulated AIB, cement, etc	1
	Unsealed AIB, encapsulated laggings or sprays	2
	Unsealed lagging or spray	3
Asbestos fibre type	No Asbestos Detected (No potential to release asbestos fibres).	0
	Chrysotile	1
	Amosite	2
	Crocidolite	3
	Total Score	

The purpose of the material assessment is to establish the relative ability of various types of ACM's to release fibres into the air, should they be disturbed. The type of fibre is also considered.

A simple four parameter additive algorithm is used to assess the likely magnitude of release from the material, given a standard disturbance.

This is evaluated using four categories: high, medium, low and very low.

Score	Potential to release fibres
10 or more	High risk with a significant potential to release fibres if disturbed
Between 7 and 9	Medium risk
Between 5 and 6	Low risk
4 or less	Very low risk

13.2 Priority Assessments

The Control of Asbestos Regulations 2012 (CAR 2012) stipulates under Regulation 4, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment of the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

In accordance with Regulation 4 of (CAR 2012), it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: A Comprehensive Guide to Managing Asbestos in Premises.

Normal Occupant Activity:	Assessment based upon the interaction of occupants and the area being assessed.
Likelihood of disturbance:	Assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
Human Exposure Potential:	Assessment based upon number of occupants, frequency of use and duration of use.
Maintenance Activity:	Assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.